OS-1279 39B

1 of 2

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 30 day of June , A.D., 2005 , by and between

William E. Dunn and Lynda Charles Dunn Husband and wife

First Parties, and

Christine J. Strong and Andrew S. Klopfer, wife and husband

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100------ ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

OWNER:
Christine J. Strong and Andrew S, Klopfer
6323 Pettus Road
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
New Owner

Davidson County DEEDWARR
Recvd: 08/01/05 15:52 3 pgs
Fees:18.00 Taxes:1850.00
20050801-0089931

CLT # 181-0-219

MR-GM-213895

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× William E. Dunn

× Lynda Charles Dunn

✓STATE OF Tennessee
COUNTY OF Rutherford

ELIZABETH MYRTIS Notary Public At Large TENNESSEE

Personally appeared before me, William E. Dunn and Lynda Charles Dunn Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 20 05.

✓Elizabeth Myrtis Notary Public

My Commission Expires: June 17th 2007

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 500,000. Affiant

Subscribed and sworn to before me this 30th day of June, 20 05.

My Commission Expires: 7-30-05

SALLEY PUBLIC DAVIDSON

MR-GM-213895

File No.: 1879

EXHIBIT A

LEGAL DESCRIPTION

Beginning at iron pin of the westerly edge of a 50 foot joint use ingress-egress and utility easement, said point of beginning being in the line of the Robert Fruitkoma property of record in Book 8148, Page 870, R.O.D.C., TN, and also being 737.85 feet northerly from the northerly margin of Pettus Road; thence with the line of Truiksma and others North 48 degrees 03 minutes 38 seconds West 643.07 feet to an iron pin; thence with the line of the John T. Bottom property of record in Book 6073, Page 848, R.O.D.C., TN, North 03 degrees 45 minutes 07 seconds East 269.49 feet to an iron pin; thence leaving Bottom's line and with the southerly line of Tract No. 17 of the J.D. Stevens Pettus Road division South 86 degrees 06 minutes 34 seconds East passing a steel fence post at 460.79 feet in all 485.79 feet to an iron pin in the center of the said 50 feet joint use ingress-egress and utility easement; thence with the center of said easement and with a curve to the right having a radius of 1280.46 feet and a long chord of 333.82 feet, said chord having a bearing of South 03degrees 50 minutes 13 seconds East distance along the curve of 334.77 feet to an iron pin; thence continuing with center of said easement South 03 degrees 39 minutes 12 seconds West 335.00 feet to an iron pin; thence leaving the center of said easement North 86 degrees 20minutes 48 seconds West 25.00 feet to the point of beginning.

Being the same property conveyed to William E Dunn, and wife Lynda Charles Dunn, husband and wife by deed from Houston Edward Hill, Excutor of the Estate of Ed Hill, Deceased, and as Heir under said Will of record in Book 10002, Page 179, Register's Office for Davidson County, TN.